



**PLANNING COMMISSION
REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
December 13, 2022**

IMPORTANT NOTICE

This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

ROLL/CALL

Commissioners: Rosie Richardson, Bryan Rodriguez, John Connors, Vice-Chair Dan McMeekin, Chair Susan Zermeno

PLEDGE OF ALLEGIANCE

Led by the Chair.

PUBLIC COMMENTS

To address the Planning Commission please complete a yellow speaker request card located at the entrance and give it to the City Planner. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Commissioners from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Chairperson amends the time limit.

In Person: *To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.*

Remotely via Zoom: *Access the meeting remotely via Zoom with one of the following devices:
Computer or Smart Device:*

link

<https://us02web.zoom.us/j/86589321515?pwd=a3lveHU4R2hrN1JTb1RHZVF0VGdsZz09>

Telephone:

Dial: +1 669 900 6833

Meeting ID: 865 8932 1515

Passcode: 670888

1. *To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab.*

Note:

Computer / Smart Device Users: *The “raise hand” feature is in the reactions tab.*

Telephone Users: *Press star-nine (*9) on your phone to raise your hand.*

2. *Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.*
3. *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
4. *The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.*

COMMISSIONER COMMENTS

Commissioners wishing to make any announcements of public interest or to request that specific items be added to future Planning Commission agendas may do so at this time.

ADMINISTRATIVE ITEMS

None.

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the consent calendar for discussion.

CC 1. Approval of the Minutes of November 8, 2022.

PUBLIC HEARINGS

1. **Application for Planned Community Development Modification (PCDM) 22-1;** A request to modify Planned Community Development (PCD) 77-002 (Ordinance. 1374) to allow the installation of a wrought iron fence to the rear access onto East Nubia Street and, the installation of new security gates to the main entrance, off Citrus Avenue. The site is within the Planned Community Development/Multi-Family Residential-4000 (PCD/RD) zone, located at 1244 North Citrus Avenue. (APN; 8406-019-029)

Staff recommends that the Planning Commission continue the Public Hearing to January 10, 2022.

2. **Application for Conditional Use Permit (CUP) 22-06 and Site Plan Review (SPR) 22-214** – A proposal to allow the construction of a new 4-story, 17-unit apartment building, on an approximately 17,500 square foot (.4017 acre) lot, with all new site improvements, within the Covina Town Center Specific Plan (CTCSP) “Mixed-Use” District, located at 123 E. Center Street (APN: 8445-010-020)

Staff Recommendation: Staff recommends that the Planning Commission, by motion, take the following actions:

Staff recommends that the Planning Commission, by motion, adopt Resolution No. 2022-025 PC approving Conditional Use Permit (CUP) 22-06 and Site Plan Review (SPR) 22-214, with the attached Conditions of Approval.

3. **Nomination for Local Historic Landmark Designation (HLD) 22-01:** A request to designate the Covina Bowl building as a Local Historic Landmark. The subject site is within the Covina Bowl Specific Plan (CBSP) “Planning Area 1”, located at 1060 W. San Bernardino Road (Munis No. 2000394)

Staff Recommendation: Staff recommends that the Planning Commission, by motion, adopt Resolution No. 2022-026 PC recommending that the City Council approve the nomination to designate the Covina Bowl as a Local Historic Landmark.

CONTINUED PUBLIC HEARINGS

None.

NEW BUSINESS

1. **Site Plan Review (SPR) 21-83** – A proposal to demolish ten (10) existing residential units, to redevelop a 1.27-acre lot and allow for the construction of a 28-unit, three-story, multi-family residential development totaling 43,064 square feet, located at 1201 W Badillo Street. APNs 8434-017-021, 8434-017-22, 8434-016-019, and 8434-016-020

Staff Recommendation: Staff recommends the approval of Site Plan Review SPR 21-83 through the adoption of Resolution No. 2022-027 PC.

GENERAL MATTERS

1. A Planning Commission orientation will be held at City Hall on January 10, 2022 from 5:00 to 6:00 pm, followed by the regularly scheduled planning commission meeting at 7:00 p.m. Any Commissioner interested in participating in the orientation to notify Planning Staff.
2. Registration for the Planning Commissioner Academy is now open. The Academy takes place in Garden Grove, CA from March 29 to March 31, 2023. Any commissioner interested in registering for the Academy to notify Planning Staff.

ADJOURNMENT

The Planning Commission will adjourn to its next regular meeting scheduled for Tuesday, January 10, 2022 at 7:00 p.m. inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Community Development Department, does hereby declare that the agenda for the December 13, 2022 meeting was posted on the City's website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).

Planning Commission Agenda

Tuesday December 13, 2022